



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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AGENDA May 10, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, May 10th, 2006, Meeting @ 9:30 A.M.

Wednesday, May 17th, 2006 Meeting @ 2:00 P.M.

Board of Appeals

Thursday, May 25th, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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9:30 A.M.

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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS</u> | INFORMATIONAL |
| 4. | <u>AGRICULTURAL CLUSTER CONCEPT PLANS</u> | APPROVAL |

Taylor Property, Lots 2-5 – Requesting approval of a change in lot design/layout on a previously approved (August 10, 2005) Agricultural Cluster Concept Plan, located on Dotterer Rd, approx. 2,000 ft south of the intersection with Repp Rd. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 43/Parcels 181 and 197. File #M-210A; Hansen # 4681 (Michael Wilkins)

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| 5. | <u>COMBINED PRELIMINARY/FINAL PLANS</u> | APPROVAL |
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Mountain View Farms, Lots 1-5 – Requesting approval for 5 new lots in a major subdivision, located on the west side of Mountain View Rd, south of MD Rt 140. Zoned: (AG) Agricultural and (R-1) Residential, Thurmont Planning Region. Tax Map 3/Parcel 106. File #M-2819; Hansen # 4200 (Michael Wilkins)

Huffer Division, Lots 1-4 – (continued from the February 8, 2006 FcPc meeting) Requesting approval for 3 new lots in a major subdivision, and a modification of Section 1-16-219 (C)(2) of the Subdivision Regulations, located on the west side of MD Rt 550, north of Pine Tree Rd. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 50/Parcel 161. File #S-941; Hansen # 4346 (Michael Wilkins)

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ITEM	TIME	ACTION REQUESTED
6.	<u>MISCELLANEOUS REQUESTS</u>	APPROVAL
	<p><u>Quail Run</u> – Requesting a modification of Table 1 of the Entrance Spacing Policy to allow a new public street (within the Town of Myersville) with less than 225' of separation from existing residential driveways, located on the south side of Monument Rd, west of Main Street (Myersville). Zoned: R-1, R-2, and OS (Town of Myersville zoning designations), Middletown Planning Region. Tax Map 45&46/ Parcel 7. File #N/A; Hansen # 4706 (Michael Wilkins)</p>	
7.	<u>COMBINED PRELIMINARY/SITE PLANS</u>	APPROVAL
	<p><u>Villages of Urbana, M-18</u> - Requesting approval of 88-lot townhouse subdivision and site plan design on 17.6 acres. Zoned: PUD, located North side Ethan ridge Drive. Tax Map 96/Parcels 229. File#: S-1065 Hansen #: 4585 (Stephen O'Philips)</p> <p><u>Villages of Urbana, M-19</u> - Requesting approval of 25-lot townhouse subdivision and site plan design on 10.1 acres. Zoned: PUD, located South side Ethan ridge Drive. Tax Map 96/Parcels 229. File#: S-1065 Hansen #: 4679 (Stephen O'Philips)</p>	
8.	SITE PLANS	APPROVAL
	<p><u>Abrams Property (Westview South) Lot 210</u> – (Continued from last month.) Requesting approval for a four building office flex-space on 14.2 acres. Zoned: MXD, located southeast quadrant of New Design Road and Executive Way (Extended) in the Adamstown Planning Region.. Tax Map 86 /Parcel 3. File#:SP-98-36 Hansen #: 4449 (Stephen O'Philips)</p>	

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<p><u>Grace Episcopal Church</u> – Requesting approval for revised church-building location on 25.6 acres. Zoned: Agricultural, located West side Rt. 75, ¼ mile north of Old New Market Road in the New Market Planning Region.. Tax Map 79 /Parcel 300. File#:SP-03-12 Hansen #: 3195 (Stephen O’Philips)</p>		
<p><u>Tuscarora High School Addition</u> - Requesting Site Plan Approval one and two story additions totaling 30,879 square feet. Located on 40.01 acres, west side of Ballenger Creek Pike south of Corporate Drive. Zoned: Agriculture (AG) Frederick Planning Region. Tax Map: 86 Parcel 55, File #: SP-00-21 Hansen #: 4534 (Justin Horman)</p>		
<p><u>Mount Saint Mary’s Dormitory</u> - Requesting Site Plan Approval 52,545 square foot dormitory and parking lot expansion on 12.8 acres, Located at the intersection of Annandale Road and Old Emmitsburg Road, Zoned: Agriculture (AG), Emmitsburg Planning Region, Tax Map 8, Parcel 68, File # SP-84-22, Hansen # 4157. (Justin Horman)</p>		
<p><u>McKinney Industrial Site, Section 2, Lot 21</u> – Requesting Site Plan approval for a 32,300 sq ft office/warehouse building, located on the east side Metropolitan Court: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 86/Parcel 223. File # SP77-02; Hansen # 4582 (Michael Wilkins)</p>		

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